

**SILLS CUMMIS & GROSS P.C.**

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*Proposed Counsel to the Debtors  
and Debtors-in-Possession*

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY**

In re:

NATIONAL REALTY INVESTMENT  
ADVISORS, LLC, *et al.*<sup>1</sup>

Debtors.

Chapter 11

Case 22-14539 (JKS)

(Jointly Administered)

Hearing Date: July 19, 2022 at 2:00 p.m. (ET)

**NOTICE OF REVISED CONTRACT SCHEDULE WITH RESPECT TO DEBTORS'  
MOTION TO ASSUME CERTAIN CONSTRUCTION CONTRACTS**

**PLEASE TAKE NOTICE** that on June 28, 2022, the above-captioned debtors and debtors-in-possession filed the *Debtors' Motion for Entry of an Order Authorizing the Debtors to Assume Certain Construction Contracts* [Docket No. 85] (the "**Assumption Motion**"). Attached as **Exhibit B** to the Assumption Motion is a schedule of construction contracts and leases that the Debtors seek authority to assume (the "**Contract Schedule**").

**PLEASE TAKE FURTHER NOTICE** that attached hereto as **Exhibit A** is a revised version of the Contract Schedule (the "**Revised Contract Schedule**").

**PLEASE TAKE FURTHER NOTICE** that attached hereto **Exhibit B** is a redline of the Revised Contract Schedule marked against the Contract Schedule. The Debtors will serve by email and first class mail a copy of the Revised Contract Schedule on the counterparty whose contract was added to the Revised Contract Schedule.

<sup>1</sup> A complete list of the Debtors in these chapter 11 cases may be obtained on the website of the Debtors' claims and noticing agent at <https://omniagentsolutions.com/NRIA>. The location of the Debtors' service address is: 1 Harmon Plaza, Floor 9, Secaucus, New Jersey 07094.

Dated: July 1, 2022

**SILLS CUMMIS & GROSS P.C.**

/s/ S. Jason Teele

S. Jason Teele, Esq.

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*Proposed Counsel to the Debtors and Debtors-in-Possession*

**Exhibit A**

**30 Briny Breezes Blvd – Gulf Stream Views**

<b>Counterparty</b>	<b>Contract<sup>1</sup></b>	<b>Cure Amount</b>
Cobra Construction, Inc.	Subcontract Agreement dated February 24, 2021	\$0
Designer Floors of South Florida, Inc.	Subcontract Agreement dated May 14, 2020 and effective May 15, 2020	\$0
Electric Door-Lift, Inc.	Subcontract Agreement dated February 18, 2019 and effective March 4, 2019	\$0
ETC Palm Beach, LLC	Subcontract Agreement dated May 6, 2020 and effective May 26, 2020	\$0
Flex Electric, Inc.	Subcontract Agreement dated February 18, 2019 and effective March 4, 2019	\$0
Floor Experts, Inc.	Subcontract Agreement dated January 27, 2022	\$0
Master Painting & Sealants, LLC	Subcontract Agreement dated August 17, 2020 and effective August 18, 2020	\$20,304
New Horizon Plumbing	Subcontract Agreement dated February 18, 2019 and effective March 4, 2019	\$0
South Florida Putting Greens, LLC	Subcontract Agreement dated November 1, 2021	\$0
The Epoxy Pros	Subcontract Agreement dated February 7, 2022	\$0
United American Metal Works	Subcontract Agreement dated April 25, 2019 and effective May 9, 2019	\$0

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<sup>1</sup> Each contract listed herein shall include all amendments, supplements, schedules, change orders, purchase orders, and other addendum relating thereto.

**1300 Manhattan – Union City**

Counterparty	Contract <sup>2</sup>	Cure Amount
Concrete Rising LLC	Subcontract Agreement dated April 23, 2021 and effective May 14, 2021	\$0
Control Services, LLC	Subcontract Agreement dated August 1, 2019	\$0
DMR Construction Services, Inc	AIA Standard Form of Agreement dated September 10, 2019 <sup>3</sup>	\$207,491.07
Kone Inc.	Subcontract Agreement dated October 25, 2019 and effective November 8, 2019	\$0
Maxim Crane Works, L.P.	Executed Quotation dated January 12, 2022	\$0
Union City Board of Education	Agreement For the Payment of Parking Fees Between the City of Union City Board of Education and Manhattan Avenue Capital LLC dated November 30, 2021	\$100,000
Tristate Blasting, LLC	Subcontract Agreement dated November 15, 2020 and effective November 20, 2020	\$0

<sup>2</sup> Each contract listed herein shall include all amendments, supplements, schedules, change orders, purchase orders, and other addendum relating thereto.

<sup>3</sup> For the avoidance of doubt, the Debtors assumption of the AIA Standard Form of Agreement with DMR Construction Services, Inc. shall not include assumption of that certain *Joint Venture Agreement (JVA) Between National Realty Investment Advisors & DMR Construction Services Inc.* dated August 17, 2019. The Debtors are currently reviewing and analyzing the JVA with their professionals and reserve all of their rights with respect thereto.

**931 Madison – Hoboken**

<b>Counterparty</b>	<b>Contract<sup>4</sup></b>	<b>Cure Amount</b>
AM Construction New Inc.	Contract dated November 30, 2021	\$0

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<sup>4</sup> Each contract listed herein shall include all amendments, supplements, schedules, change orders, purchase orders, and other addendum relating thereto.

**62-68 69th St - Guttenberg**

<b>Counterparty</b>	<b>Contract<sup>5</sup></b>	<b>Cure Amount</b>
D&B Service Group LLC	Proposal dated December 17, 2021	\$613,817.99

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<sup>5</sup> The Debtors' assumption of each Construction Contract shall include all amendments, supplements, schedules, and purchase orders relating thereto.

**4901 Bergenline – West New York**

<b>Counterparty</b>	<b>Contract<sup>6</sup></b>	<b>Cure Amount</b>
Advanced Environmental Services, LLC	Subcontract Agreement dated June 6, 2018 and effective March 15, 2018	\$0
Advanced Scaffolding Services LLC	Subcontract Agreement dated December 9, 2020 and effective December 9, 2020	\$1,843
All-City Metal, LLC	Subcontract Agreement dated October 29, 2019 and effective November 12, 2019	\$0
All State Electrical Construction	Subcontract Agreement dated May 28, 2021 and effective June 1, 2020 <sup>1</sup>	\$67,837
API Contractors	Subcontract Agreement dated June 18, 2021 and effective June 18, 2021	\$0
BYN Iron Works	Subcontract Agreement dated August 9, 2021	\$0
Construction Pros, LLC	Subcontract Agreement dated December 18, 2019 and effective January 1, 2020	\$0
Control Services, LLC	Subcontract Agreement dated October 24, 2019 and effective November 7, 2019	\$0
Core Glazing Solutions, LLC	Subcontract Agreement dated November 16, 2020 and effective November 16, 2020	\$69,090
Custom Stone by Frank, LLC	Subcontract Agreement dated June 9, 2021 and effective June 10, 2021	\$0

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<sup>6</sup> Each contract listed herein shall include all amendments, supplements, schedules, change orders, purchase orders, and other addendum relating thereto.



Devine Roofing and Contracting LLC	Subcontract Agreement dated June 18, 2021 and effective June 18, 2021	\$96,172
DMR Construction Services, Inc	Subcontract Agreement dated May 21, 2019 <sup>7</sup>	\$522,894.30
Dyer Insulations	Subcontract Agreement dated August 2, 2021	\$0
Fitness Design Group	Design Services Agreement dated April 12, 2021	\$0
Fredon Welding and Iron Works	Subcontract Agreement dated February 19, 2021 and effective February 19, 2021	\$0
General Foundries Inc.	Executed Purchase Order dated November 9, 2020	\$0
HVAC Boss LLC Heating & Cooling	Subcontract Agreement dated April 18, 2020 and effective September 14, 2020	\$18,000
Johnson Fitness and Wellness	Subcontract Agreement dated September 13, 2021 and effective September 13, 2021	\$0
Kemsco	Subcontract Agreement dated April 13, 2021	\$0
Klaus America Parking Systems	Subcontract Agreement dated October 23, 2019 and effective November 6, 2019	\$0
Kone, Inc.	Subcontract Agreement dated October 22, 2019 and effective November 5, 2019	\$0
Marble Systems	Purchase Order dated June 7, 2021	\$0

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<sup>7</sup> For the avoidance of doubt, the Debtors assumption of the Subcontract Agreement with DMR Construction Services, Inc. shall not include assumption of that certain *Joint Venture Agreement (JVA) Between National Realty Investment Advisors & DMR Construction Services Inc.* dated August 17, 2019. The Debtors are currently reviewing and analyzing the JVA with their professionals and reserve all of their rights with respect thereto.

Meli Plumbing & Heating, Inc.	Subcontract Agreement dated January 27, 2020 and effective February 10, 2020	\$72,223
Millennium Fire Protection	Subcontract Agreement dated October 23, 2019 and effective November 6, 2019	\$0
Monitex Security Inc.	Subcontract Agreement dated May 24, 2021 and effective May 24, 2021	\$4,529
MT General Contractors, INC.	Subcontract Agreement dated August 27, 2021	\$34,129
PSE&G	Standard Terms and Conditions dated September 15, 2021	\$0
Respro Cabinets LLC	Purchase Order dated June 24, 2021	\$31,500
Roy Rock, LLC	Subcontract Agreement dated January 20, 2020 and effective January 3, 2020	\$0
Tile it and more	Subcontract Agreement dated May 28, 2021 and effective June 1, 2021	\$201,166
Translucent Security, LLC	Subcontract Agreement dated September 15, 2021 and effective September 15, 2021	\$40,025
	Subcontract Agreement dated December 20, 2019 and effective January 3, 2020	
	Subcontract Agreement dated September 27, 2021 and effective September 27, 2021	
TriState Blasting, LLC	Subcontract Agreement dated October 23, 2019 and effective November 6, 2019	\$0
Valex Enterprises	Subcontract Agreement dated February 8, 2021 and effective February 8, 2021	\$131,920
Virtual Service (VDM)	Subcontract Agreement dated September 15, 2021 and effective September 15, 2021	\$0

**508 51st and 511 52nd St – West New York**

<b>Counterparty</b>	<b>Contract<sup>8</sup></b>	<b>Cure Amount</b>
Sordoni Construction	AIA Standard Form of Agreement dated July 9, 2021	\$1,595,417.10
Francisco Crespo	Lease Agreement dated September 1, 2021	\$0

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<sup>8</sup> Each contract listed herein shall include all amendments, supplements, schedules, change orders, purchase orders, and other addendum relating thereto.

**Exhibit B**

**30 Briny Breezes Blvd – Gulf Stream Views**

<b>Counterparty</b>	<b>Contract<sup>1</sup></b>	<b>Cure Amount</b>
Cobra Construction, Inc.	Subcontract Agreement dated February 24, 2021	\$0
Designer Floors of South Florida, Inc.	Subcontract Agreement dated May 14, 2020 and effective May 15, 2020	\$0
Electric Door-Lift, Inc.	Subcontract Agreement dated February 18, 2019 and effective March 4, 2019	\$0
ETC Palm Beach, LLC	Subcontract Agreement dated May 6, 2020 and effective May 26, 2020	\$0
Flex Electric, Inc.	Subcontract Agreement dated February 18, 2019 and effective March 4, 2019	\$0
Floor Experts, Inc.	Subcontract Agreement dated January 27, 2022	\$0
Master Painting & Sealants, LLC	Subcontract Agreement dated August 17, 2020 and effective August 18, 2020	\$20,304
New Horizon Plumbing	Subcontract Agreement dated February 18, 2019 and effective March 4, 2019	\$0
South Florida Putting Greens, LLC	Subcontract Agreement dated November 1, 2021	\$0
The Epoxy Pros	Subcontract Agreement dated February 7, 2022	\$0
United American Metal Works	Subcontract Agreement dated April 25, 2019 and effective May 9, 2019	\$0

<sup>1</sup> Each contract listed herein shall include all amendments, supplements, schedules, change orders, purchase orders, and other addendum relating thereto.

**1300 Manhattan – Union City**

Counterparty	Contract <sup>2</sup>	Cure Amount
Concrete Rising LLC	Subcontract Agreement dated April 23, 2021 and effective May 14, 2021	\$0
Control Services, LLC	Subcontract Agreement dated August 1, 2019	\$0
<a href="#"><u>DMR Construction Services, Inc</u></a>	<a href="#"><u>AIA Standard Form of Agreement dated September 10, 2019<sup>3</sup></u></a>	<a href="#"><u>\$207,491.07</u></a>
Kone Inc.	Subcontract Agreement dated October 25, 2019 and effective November 8, 2019	\$0
Maxim Crane Works, L.P.	Executed Quotation dated January 12, 2022	\$0
Union City Board of Education	Agreement For the Payment of Parking Fees Between the City of Union City Board of Education and Manhattan Avenue Capital LLC dated November 30, 2021	\$100,000
Tristate Blasting, LLC	Subcontract Agreement dated November 15, 2020 and effective November 20, 2020	\$0

<sup>2</sup> Each contract listed herein shall include all amendments, supplements, schedules, change orders, purchase orders, and other addendum relating thereto.

<sup>3</sup> [For the avoidance of doubt, the Debtors assumption of the AIA Standard Form of Agreement with DMR Construction Services, Inc. shall not include assumption of that certain Joint Venture Agreement \(JVA\) Between National Realty Investment Advisors & DMR Construction Services Inc. dated August 17, 2019. The Debtors are currently reviewing and analyzing the JVA with their professionals and reserve all of their rights with respect thereto.](#)

**931 Madison – Hoboken**

Counterparty	Contract <sup>34</sup>	Cure Amount
AM Construction New Inc.	Contract dated November 30, 2021	\$0

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<sup>34</sup> Each contract listed herein shall include all amendments, supplements, schedules, change orders, purchase orders, and other addendum relating thereto.

**62-68 69th St - Guttenberg**

Counterparty	Contract <sup>45</sup>	Cure Amount
D&B Service Group LLC	Proposal dated December 17, 2021	\$613,817.99

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<sup>45</sup> The Debtors' assumption of each Construction Contract shall include all amendments, supplements, schedules, and purchase orders relating thereto.



**4901 Bergenline – West New York**

Counterparty	Contract <sup>56</sup>	Cure Amount
Advanced Environmental Services, LLC	Subcontract Agreement dated June 6, 2018 and effective March 15, 2018	\$0
Advanced Scaffolding Services LLC	Subcontract Agreement dated December 9, 2020 and effective December 9, 2020	\$1,843
All-City Metal, LLC	Subcontract Agreement dated October 29, 2019 and effective November 12, 2019	\$0
All State Electrical Construction	Subcontract Agreement dated May 28, 2021 and effective June 1, 2021	\$67,837
API Contractors	Subcontract Agreement dated June 18, 2021 and effective June 18, 2021	\$0
BYN Iron Works	Subcontract Agreement dated August 9, 2021	\$0
Construction Pros, LLC	Subcontract Agreement dated December 18, 2019 and effective January 1, 2020	\$0
Control Services, LLC	Subcontract Agreement dated October 24, 2019 and effective November 7, 2019	\$0
Core Glazing Solutions, LLC	Subcontract Agreement dated November 16, 2020 and effective November 16, 2020	\$69,090
Custom Stone by Frank, LLC	Subcontract Agreement dated June 9, 2021 and effective June 10, 2021	\$0

<sup>56</sup> Each contract listed herein shall include all amendments, supplements, schedules, change orders, purchase orders, and other addendum relating thereto.

Devine Roofing and Contracting LLC	Subcontract Agreement dated June 18, 2021 and effective June 18, 2021	\$96,172
DMR Construction Services, Inc	Subcontract Agreement dated May 21, 2019 <sup>67</sup>	<del>\$350,837</del> <u>\$522,894.30</u>
Dyer Insulations	Subcontract Agreement dated August 2, 2021	\$0
Fitness Design Group	Design Services Agreement dated April 12, 2021	\$0
Fredon Welding and Iron Works	Subcontract Agreement dated February 19, 2021 and effective February 19, 2021	\$0
General Foundries Inc.	Executed Purchase Order dated November 9, 2020	\$0
HVAC Boss LLC Heating & Cooling	Subcontract Agreement dated April 18, 2020 and effective September 14, 2020	\$18,000
Johnson Fitness and Wellness	Subcontract Agreement dated September 13, 2021 and effective September 13, 2021	\$0
Kemsco	Subcontract Agreement dated April 13, 2021	\$0
Klaus America Parking Systems	Subcontract Agreement dated October 23, 2019 and effective November 6, 2019	\$0
Kone, Inc.	Subcontract Agreement dated October 22, 2019 and effective November 5, 2019	\$0
Marble Systems	Purchase Order dated June 7, 2021	\$0

<sup>67</sup> For the avoidance of doubt, the Debtors assumption of the ~~Subcontractor-Subcontract~~ Agreement with DMR Construction Services, Inc. shall not include assumption of that certain *Joint Venture Agreement (JVA) Between National Realty Investment Advisors & DMR Construction Services Inc.* dated August 17, 2019. The Debtors are currently reviewing and analyzing the JVA with their professionals and reserve all of ~~the~~ their rights with respect thereto.

Meli Plumbing & Heating, Inc.	Subcontract Agreement dated January 27, 2020 and effective February 10, 2020	\$72,223
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Tile it and more	Subcontract Agreement dated May 28, 2021 and effective June 1, 2021	\$201,166
Translucent Security, LLC	Subcontract Agreement dated September 15, 2021 and effective September 15, 2021  Subcontract Agreement dated December 20, 2019 and effective January 3, 2020  Subcontract Agreement dated September 27, 2021 and effective September 27, 2021	\$40,025
TriState Blasting, LLC	Subcontract Agreement dated October 23, 2019 and effective November 6, 2019	\$0
Valex Enterprises	Subcontract Agreement dated February 8, 2021 and effective February 8, 2021	\$131,920
Virtual Service (VDM)	Subcontract Agreement dated September 15, 2021 and effective September 15, 2021	\$0

**508 51st and 511 52nd St – West New York**

Counterparty	Contract <sup>78</sup>	Cure Amount
Sordoni Construction	AIA Standard Form of Agreement dated July 9, 2021	\$1,595,417.10
Francisco Crespo	Lease Agreement dated September 1, 2021	\$0

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<sup>78</sup> Each contract listed herein shall include all amendments, supplements, schedules, change orders, purchase orders, and other addendum relating thereto.